

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, November 14, 2023 at 5:30 P.M. Hybrid Meeting

I. Commission Pre-Meeting (Agenda discussion(s))

Beginning: 5:00 p.m.

Location: (NDS Conference Room, 610 East Market Street, Charlottesville, VA 22902)

II. Commission Regular Meeting

Beginning: 5:30 p.m.

Location: (Council Chambers, 605 E. Main Street, Charlottesville, VA 22902 and Electronic/Virtual)

A. COMMISSIONERS' REPORTS

B. UNIVERSITY REPORT

C. CHAIR'S REPORT

D. DEPARTMENT OF NDS

E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

F. CONSENT AGENDA

(Items removed from the consent agenda will be considered at the end of the regular agenda)

1. Minutes – September 14, 2023 – Special Meeting
2. Minutes – July 11, 2023 – Regular Meeting
3. Resolution – Verve Charlottesville PUD “findings” with written reasons in accordance with Code of Virginia, § 15.2-2232(B)
4. Subdivision – Belmont Condominium
5. Site Plan – Belmont Condominium

G. Entrance Corridor – 1709 Jefferson Park Avenue

III. JOINT MEETING OF COMMISSION/ COUNCIL

Beginning: 6:00 p.m.

Continuing: until all public hearings are completed

Format: (i) Staff Report, (ii) Applicant, (iii) Hearing

1.ZM23-00004 – VERVE Charlottesville PUD – Subtext Acquisitions, LLC (“Applicant”), on behalf of Woodrow Apartments, LLC; Woodrow Too, LLC; and 1709 JPA LLC, (“Owner”) is requesting a Zoning Map Amendment pursuant to Sections 34-41 of the Code of the City of Charlottesville (“Code”) for properties (“Subject Property”): Parcel Number: 160008000, 1705 Jefferson Park Avenue, Charlottesville, VA 22903, Parcel Number: 160005000, 106-114 Stadium Road, Charlottesville, VA 22903, Parcel Number: 160004000, 100 Stadium Road, Charlottesville, VA 22903, Parcel Number: 160003000, 102 Stadium Road, Charlottesville, VA 22903, Parcel Number: 160002000, 104 Stadium Road, Charlottesville, VA 22903, Parcel Number: 160001000, 409 Stadium Road, Charlottesville, VA 22903; The applicant is proposing to rezone the Subject Property from Multifamily Residential (“R-3”) to Planned Unit Development (“PUD”) with a Development Plan and a Proffer Statement. The application and development plan includes parking requirements; a use matrix including a maximum dwelling units per acre (“DUA”); yard and height regulations; open space; and landscaping. The Proffer Statement indicates the applicant will provide a cash contribution to the City’s affordable housing fund in the amount equal to double that which is required under Section 34-12(d)(2). The applicant is proposing to redevelop the Subject Property and replace the existing (62) residential units (spread

between nine different buildings) with one building containing between (524) to (550) residential units. The proposed building will have a height range of (75) feet to (135) feet and stories that range from (5) to (12). In addition, the proposed PUD includes improved pedestrian and bicycle circulation along Stadium Road, Emmet Street, and Jefferson Park Avenue and road improvements to Montebello Circle.

The Subject Property is approximately 3.3 acres with road frontage on Jefferson Park Avenue, Stadium Road, Emmet Street, and Montebello Circle. The Comprehensive Land Use Map designates this area in the Urban Mixed Use Corridor. The Subject Property is zoned Residential Multifamily (R-3) (104 Stadium Road is zoned R-3H and is an IPP) with an Entrance Corridor Overlay. This application may be viewed online at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services> or a copy is on file in the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this SUP request may contact NDS Planner Matt Alfele by e-mail (alfelem@charlottesville.gov) or by telephone (434-970-3636).

2.ZM23-0002, SP23-00003 and P23-0046 - 108 Lankford Avenue – On November 14, 2023, the Planning Commission and City Council will conduct a Joint Public Hearing for a Rezoning application and a Special Use Permit Application (“SUP”) for property located at 108, 110, 112 Lankford Avenue and identified in the City’s land records as Tax Map and Parcel (“TMP”) No. 260012000 (the “Subject Property”). Following the Joint Public Hearing, it is the intention of the Planning Commission to vote on whether to recommend approval of the Rezoning, SUP and Critical Slope Waiver. The owner, Green Retro Salvage II Holdings, LLC, has submitted a Rezoning application pursuant to Charlottesville City Code Section 34-41 to change the existing zoning of the Subject Property from Single-Family Residential Small Lot (“R-1(S)”) to the R-3 Multifamily Residential (“R-3”) with proffers. The proffers include provisions for 12.5% of residential units to be affordable to households at 60% of the area median income. The full proffer statement may be viewed in the application materials or by contacting the project Planner. The owner has also submitted a SUP application to increase the by-right density from 21 dwelling units per acre (“DUA”) to 51 DUA along with modifications to the setbacks and screening requirements pursuant to Charlottesville City Code Sections 34-420, 34-158, and 34-162. The setback and screening modifications include the following:

Lankford Avenue front yard setback (City Code Section 34-353A): Modified from 25-foot minimum to 10-feet.

Setback requirement adjacent to low-density residential districts (City Code Section 34-353(b)(4)): Modified from 75-foot minimum to 10-foot side setback and 25-foot rear setback.

Setback screening requirement adjacent to low-density residential districts (City Code Section 34-872(a)(1)(a)): Modified from 20-foot minimum S-2 screen landscape buffer to 6-foot opaque screening fence.

In order for the applicant to implement the development plan as presented, the applicant will also need approval from City Council on Critical Slope Waiver Application P23-0046 per City Code Section 34-1120(b).

The applicant is proposing a multifamily residential development with up to 48 units through new construction. The Subject Property is approximately 0.95 acres with road frontage on Lankford Avenue. The Comprehensive Land Use Map designates the Subject Property area as General Residential. Additional information pertaining to these applications (ZM23-0002, SP23-00003, and P23-0046) may be viewed online at www.charlottesville.gov/agenda. Persons interested in these applications may also contact NDS Planner Carrie Rainey by email at (raineyc@charlottesville.gov) or by telephone (434-970-3453).

3.ZM23-00003 – 2117 Ivy Road PUD – Williams Mullen (“Applicant”), on behalf of RMD Properties LLC, (“Owner”) is requesting a Zoning Map Amendment pursuant to Sections 34-41 and 34-490 through 34-519 of the Code of the City of Charlottesville for property located at 2117 Ivy Road and identified in the City’s land records as Tax Map and Parcel (“TMP”) No. 070001200 (the “Subject Property”). Following the Joint Public Hearing, it is the intention of the Planning Commission to vote on whether to recommend

approval of the Rezoning request. The applicant is proposing to rezone the Subject Property from Urban Corridor (“URB”) to Planned Unit Development (“PUD”) with a development plan and proffers. The proffers indicate the applicant shall choose one of the following options: either provide 10% of residential units as affordable dwellings to households at 60% of area median income, or provide a cash contribution to the City’s affordable housing fund in the amount equal to double that which is required under Section 34-12(d)(2). The full proffer statement may be viewed in the application materials or by contacting the project Planner. The development plan includes a commitment to affordable housing; a transportation demand management plan; a use matrix; yard and height regulations; parking requirements; open space; and landscaping. The applicant is proposing to redevelop the Subject Property and replace the existing commercial structure with one building containing (287) residential units. The proposed building will have a height of (130) feet and include (10) stories plus rooftop amenity space. In addition, the proposed PUD includes improved pedestrian and bicycle road markings at the intersection of Ivy Road, Copeley Road and Alderman Road.

The Subject Property is approximately 1.027 acres with road frontage on Ivy Road and Copeley Road. The Comprehensive Land Use Map designates this area as Urban Mixed-Use Corridor. The Subject Property is zoned Urban Corridor (URB) with an Entrance Corridor Overlay.

Additional information pertaining to this application (ZM23-00003) may be viewed online at www.charlottesville.gov/agenda. Persons interested in this application may also contact NDS Planner Dannan O’Connell by email at (oconnelld@charlottesville.gov) or by telephone (434-970-3991).

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded.

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday November 28, 2023 – 5:00 PM	Work Session	Capital Improvement Program
Tuesday December 12, 2023 – 5:00 PM	Pre-Meeting	
Tuesday December 12, 2023 – 5:30 PM	Regular Meeting	<u>Minutes</u> Capital Improvement Program

Anticipated Items on Future Agendas

Rezoning and SUP – 0 Carlton Road,

Site Plan –Flint Hill PUD, 240 Stribling Ave, 1613 Grove Street Extended, MACAA – Park Street

Preliminary Discussion – Dairy Central Phase 3

Future Entrance Corridor

- 1801 Hydraulic Road – revised Comp Sign Plan, (*Hillsdale Place, Riverbend*)
- Review of 2117 Ivy Road for compatibility with Entrance Corridor prior to Rezoning request.

PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE PRIOR TO THE MEETING.

PLEASE NOTE: We are including suggested time frames on Agenda items. These times are subject to change at any time during the meeting.

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at (434) 970-3182 or submit a request via email to

ada@charlottesville.gov. The City of Charlottesville requests that you provide a 48 hour notice so that proper arrangements may be made.

Planning Commission premeeting and regular meetings are held in person and by Zoom webinar. The webinar is broadcast on Comcast Channel 10 and on all the City's streaming platforms including: Facebook, Twitter, and www.charlottesville.gov/streaming. Public hearings and other matters from the public will be heard via the Zoom webinar which requires advanced registration here: www.charlottesville.gov/zoom. You may also participate via telephone and a number is provided with the Zoom registration or by contacting staff at 434-970-3182 to ask for the dial in number for each meeting.